

**NOTICE OF PROPOSED WATER POLLUTION CONTROL PERMIT  
FOR SUNSTONE REALTY PARTNERS X LLC**

**NPDES PERMIT NO. HI S000022**

**04-CW-PW-02**

**January 16, 2004**

The State Department of Health ("DOH"), tentatively proposes to issue a National Pollutant Discharge Elimination System (NPDES) permit to discharge storm water runoff associated with construction activity from the proposed Alii Cove project site to the Pacific Ocean subject to special conditions to:

**Sunstone Realty Partners X LLC  
1001 Bishop Street, Pauahi Tower, Suite 1250  
Honolulu, Hawaii 96813**

The proposed draft permit will expire on December 31, 2008.

The Sunstone Realty Partners X LLC, Alii Cove project consists of the construction of 200 condominium units on 19.0 acres of land located at Kailua-Kona, on the Island of Hawaii. As part of the project, additional work will involve 4.0 acres of off-site improvements to the adjacent section of Walua Road and Honl Beach Park. All work will be done in a continuous fashion such that there is no project phasing.

The on-site project will consist of clearing and grubbing, mass grading (70,000 cubic yards excavation and 90,000 cubic yards of embankment), driveway and utility installation, and installation of drywells to collect storm water runoff. The off-site work will include widening of Walua Road and improvements to the access road and parking stalls at Honl Beach Park.

During construction the project will use five (5) detention basins to retain storm water runoff on the Alii Cove property. The project will also use silt fences to further prevent any silts from being transported in the storm water runoff from the project site. If a discharge of storm water associated with construction activity from the Alii Cove project site were to occur, it would be made through Outfall Serial No. 001. The Outfall Serial No. 001 is located at coordinates Latitude 21°38'49"N and Longitude 161°37'56"W and discharges into the Pacific Ocean near Kailua-Kona, Hawaii.

The Pacific Ocean near Kailua-Kona, Hawaii is designated a “Class AA, Open Coastal Waters”, as per Chapter 11-54, Hawaii Administrative Rules (HAR). The objective of Class AA waters is to remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from human-caused sources or actions. Protected beneficial uses of Class AA waters include oceanographic research, the support and propagation of shellfish and other marine life, conservation of coral reefs and wilderness areas, compatible recreation, and aesthetic enjoyment.

Persons wishing to comment upon or object to the proposed draft NPDES permit or to request a public hearing, should submit their comments or requests in writing no later than 30 days after the date of this notice, either in person or by mail, to:

Office Address:

Clean Water Branch

Environmental Management Division

State Department of Health

919 Ala Moana Boulevard

Mailing Address:

Clean Water Branch

Environmental Management Division

State Department of Health

P.O. Box 3378

Room 301

Honolulu, Hawaii 96801-3378

Honolulu, Hawaii 96814-4920

Copies of the proposed draft permit and other information are available for public inspection, Monday through Friday (excluding holidays) from 7:45 a.m. until 4:15 p.m., at the DOH office address shown above, and at the Hawaii District Environmental Health Program Offices located at 1582 Kamehameha Avenue, Hilo, Hawaii 96720, and Keakealani Building, 79-1020 Haukapila Street, Room 109, Kealahou, HI 96750. Copies may be bought. The draft permit and permit rationale are also available on the internet at <http://www.state.hi.us/doh/eh/cwb/pubntcs/index.html>. For more information or if you have special needs due to disability, please contact Mr. Alec Wong of the Clean Water Branch at the above address or (808) 586-4309 (Voice) at least seven (7) days before the end of the comment period. For those who use a TTY/TDD, please call through Verizon-Hawaii Telephone Relay Service, at 1-711 or (808) 643-8822.

All comments and requests received on time will be considered. If DOH determines that there is significant public interest, a public hearing may be held after at least thirty (30) days of public notice.

If DOH's position is substantially unchanged after considering all timely written comments and all oral comments at any public hearing that may be held, then the DOH will issue the NPDES permit and this action will be final.

Please notify anyone you know who would be interested in this matter.

CHIYOME LEINAALA. FUKINO, M.D.

Director of Health

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